

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

013635

That, LIONEL J. GAGNON, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by LIONEL J. GAGNON, of Waterville, in the County of Kennebec and State of Maine, LEE A. GAGNON of Glastonbury, in the County of Hartford and State of Connecticut, and GERALDINE A. RODRIGUE, of Hampton, in the County of Windham, and State of Connecticut, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said LIONEL J. GAGNON, LEE A. GAGNON, and GERALDINE A. RODRIGUE, as joint tenants and not as tenants in common, insofar as the devolution of title upon the death of Lionel J. Gagnon is concerned, and not as tenants in common in all other respects as between Lee A. Gagnon and Geraldine A. Rodrigue, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:-

Beginning at a stone monument in the southerly line of Western Avenue at the northeasterly corner of the homestead lot formerly of Selden E. Whitcomb; thence easterly along the southerly line of Western Avenue fifty-eight and five tenths (58.5) feet to an iron pin; thence southerly seventy-six and eight tenths (76.8) feet to an iron pin; thence westerly fifty-nine and one tenth (59.1) feet to an iron pin; thence northerly seventy-four and three tenths (74.3) feet to the point of beginning.

Excepting and reserving from the above described lot a right-of-way twelve (12) feet in width across the entire southerly end of the lot. Also a right-of-way in common with others over a strip of land six (6) feet in width next easterly of above described premises from Western Avenue to the southerly boundary of premises hereby conveyed; excepting and reserving to Mary I. Whitcomb, her heirs and assigns a right-of-way in common with others, over a strip of land six (6) feet in width lying next westerly of the easterly line of above described lot and extending from Western Avenue to the southerly boundary of above described lot.

Meaning and intending hereby to convey the premises acquired by the within Grantor Lionel J. Gagnon and Germaine Gagnon by deed of Lucie M. Grondin dated October 24, 1951, and recorded in the Kennebec County Registry of Deeds. Germaine Gagnon died on March 13, 1988.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said LIONEL J. GAGNON, LEE A. GAGNON, and GERALDINE A. RODRIGUE, as joint tenants and not as tenants in common insofar as the devolution of title upon the death of Lionel J. Gagnon is concerned, and not as tenants in common in all other respects as between Lee A. Gagnon and Geraldine A. Rodrigue, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, the said LIONEL J. GAGNON, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 20th day of June in the year of our Lord one thousand nine hundred and ninety-one.

Signed, Sealed and Delivered
in the presence of:

Germaine J. Gagnon

Lionel J. Gagnon
LIONEL J. GAGNON

NO TRANSFER
TAX PAID

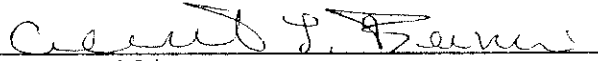
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STATE OF MAINE
KENNEBEC, SS.

June 20, 1991

Personally appeared the above named **LIONEL J. GAGNON** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

Print Name:

My Commission Expires:



ALBERT L. BERNIER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 17, 1996

RECEIVED KENNEBEC SS.

91 JUL -1 AM 9:00

ATTEST: 
REGISTER OF DEEDS